

4. PLANNED COMMUNITY DEVELOPMENT PLAN IMPLEMENTATION

Master Site Improvements include the following:

1. Demolition, site preparation and rough grading;
2. Backbone storm drain system within the streets;
3. Sanitary sewer system within the streets;
4. Water distribution system within the streets;
5. Reclaimed water distribution system within the streets;
6. Street improvements, including street paving, curb and gutter, sidewalk, parkway improvements to the back of sidewalk;
7. Common area fencing and walls;
8. Neighborhood Park improvements for the two (2) public parks;
9. Landscape improvements within common areas, including: public street parkways to the back of sidewalk; project entries; Jamboree Road parkway and Class 1 and multi-use trail; Neighborhood Park landscape improvements; paseo landscape improvements;
10. Master street light and common area lighting improvements;
11. Dry utilities;
12. Master community signage.

A Master Site Development Plan shall be prepared to implement the Master Site Improvements within the Uptown Newport PC. The purpose of the Master Site Development Plan review is to ensure that the Uptown Newport site is developed consistent with the Uptown Newport Land Uses, Development Standards & Procedures, Design Guidelines, Phasing Plan, Development Agreement, applicable environmental mitigation measures, and applicable City Codes and standards, as well as to ensure that the Master Site Improvements are constructed and completed in a manner that provides for a complete and cohesive master plan.

4.1.1 Application

Review and approval of the Master Site Development Plan application shall be conducted by the City of Newport Beach Planning Commission in accordance with the procedures for a Major Site Review application outlined in NBMC, with the exception of proposed buildings. Proposed buildings within the Uptown Newport PC shall be evaluated in accordance with the Site Development Review process outlined in Section 4.2 herein.

Plans shall be prepared for the public and common area elements within the Uptown Newport PC, including streets. The Master Site Development Plan application shall include the following plans for the Uptown Newport project, with separate Master Site Plans prepared for both Phase 1 and Phase 2:

1. Preliminary grading plans;
2. Preliminary street improvement plans;
3. Preliminary master landscape plans and plant palette;
4. Preliminary public parks and paseo plans;
5. Preliminary master wall/fence plans;
6. Preliminary master lighting plan (street lights and common area lighting);
7. Preliminary master sign plan.
8. Prototypical building elevations that clearly demonstrate the architectural style of all structures, illustrate exterior materials, exterior colors and building heights.

3. ARCHITECTURAL GUIDELINES



Figure 3-1: Koll Center Newport



Figure 3-2: Conexant property



Figure 3-3: Adjacent retail on Jamboree Road

3.1 INTRODUCTION

3.1.1 Purpose

The purpose of these Design Guidelines is to provide design direction and establish expectations for builders and developers of individual parcels within Uptown Newport. It will also provide the City of Newport Beach with guidelines from which to measure conformance when reviewing development applications for buildings proposed within Uptown Newport. **The objective of these Guidelines is to establish Uptown Newport as a high-quality residential community that is distinguished in quality of design, materials and appearance from other high density residential projects in the surrounding vicinity.**

3.1.2 Architectural Context

The surrounding airport area includes a mix of commercial and light industrial uses. Varied architectural styles emerge in the surrounding properties, with many of the buildings being reflective of styles prevalent in the 1970's and 1980's time periods in which they were built. While architecturally eclectic in nature, buildings surrounding the property were predominantly designed for commercial office purposes and include high-rise glass curtain wall structures, wood-sided low rise multi-tenant facilities and "boutique" offices built for specific users.

3.1.3 Scale Context

The height of buildings found in surrounding properties varies substantially, and includes small single-story, low-rise, mid-rise and high-rise (10+ story) structures. Mid-rise and high-rise residential buildings are prevalent northerly of the site along Jamboree Road and adjacent to the site along Birch Street.

3. ARCHITECTURAL GUIDELINES

3.2 ARCHITECTURAL CHARACTER FOR UPTOWN NEWPORT

3.2.1 Theme and Character

The theme for Uptown Newport is the creation of a dynamic urban village with diverse architecture. Buildings within Uptown Newport will incorporate one or more of traditional, modern, or contemporary styles and shall aesthetically integrate with each other in a cohesive fashion. This theme will allow for the development of residential buildings within Uptown Newport in a manner that acknowledges the urban character of the Airport Area and surrounding commercial uses.

Conceptual exterior elevations will be prepared for review by the Newport Beach Planning Commission as part of the Master Site Development Plan Review process outlined in Section 4.1 of the Planned Community Development Plan Land Uses, Development Standards and Procedures. These prototypical elevations will clearly demonstrate the architectural style of all structures, and will illustrate exterior materials, exterior colors and building heights. This requirement shall apply to all buildings in both Phase 1 and Phase 2.

In addition, all buildings within Uptown Newport PC shall be subject to the Site Development Review process outlined in Section 4.2 of the Planned Community Development Plan Land Uses, Development Standards and Procedures prior to issuance of building permits

